

Mark Henderson, Chair  
Jason Stephens, Board Member  
Mark Thomas, Board Member  
Kurt Herrington, Board Member  
Isaac Wynn, Board Member  
George Torma, Board Member  
Randy Gilbert, Board Member

Susan Davis, Planning Tech



**NOTICE OF MEETING  
BUILDING AND STANDARDS  
COMMISSION  
July 25, 2024  
4:00 p.m.  
City Council Chambers  
504 N. Queen Street  
Palestine, Texas**

Zoom Link:

<https://us02web.zoom.us/j/87428907387?pwd=1plxdKorMAi2KhQNYvgb0EjcJftkkO.1>

Meeting ID: 874 2890 7387  
Passcode: 867695

One tap mobile  
+13462487799,,87428907387#,,, \*867695# US

Note: when you are joining a Zoom meeting by phone, you can use your phone's dial pad to enter the commands \*6 for toggling mute/unmute and \*9 to "raise your hand."

Follow us live at: [facebook.com/palestinety/](https://facebook.com/palestinety/)

**A. CALL TO ORDER**

**B. PROPOSED CHANGES OF AGENDA ITEMS**

**C. PUBLIC COMMENTS**

Any citizen wishing to speak during public comments regarding an item on or off the agenda may do so during this section of the agenda. All comments must be no more than five minutes in length. Any comments regarding items, not on the posted agenda may not be discussed or responded to by the Commissioners. Members of the public may join via Zoom or in person.

**D. CONFLICT OF INTEREST DISCLOSURES**

**E. DIRECTOR'S REPORT**

**F. APPROVAL OF MINUTES**

1. Consider approval of minutes from the June 27, 2024, meeting.

**G. DISCUSSION AND ACTION ITEMS**

1. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at: 117 W. Spring Street, Original, Block 163, Lot 7.
2. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at: 312 W. Oak Street, Original, Block 51, Lots 1, 2, 3, 4, and 5.

3. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at: the corner of Garland and Harris Drive, Harris and Reed, Block 2, Lots 1 and 2
4. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at: 208 Callier Street, Murchison & McDonald Bypass, Block 7, Lot 10.
5. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at: 315 Lowe Street, Murchison & McDonald Bypass, Block 6, Lot 8.
6. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at: 411 N. Texas Avenue, Texas Land Company, Block B7, Lots 57D and 58C.

H. **ADJOURNMENT**

I certify that the above Notice of Meeting was posted on the outdoor bulletin board at the main entrance to City Hall, 504 N. Queen Street, Palestine, Texas, in compliance with Chapter 551 of the Texas Government Code on **Monday, July 22, 2024, at 2:00 p.m.**



April Jackson, City Secretary

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) PERSONS IN NEED OF SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, CONTACT THE CITY SECRETARY'S OFFICE VIA EMAIL AT [citysecretary@palestine-tx.org](mailto:citysecretary@palestine-tx.org) or 903-731-8414.



Agenda Date: 07/25/2024  
To: Building and Standards Commission  
From: Susan Davis, Planning Technician  
Agenda Item: Approval of Minutes for June 27, 2024  
Date Submitted: 07/18/2024

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**SUMMARY:**

Consider approval of minutes from the June 27, 2024, meeting.

**RECOMMENDED ACTION:**

Staff recommends approval of minutes.

**CITY MANAGER APPROVAL:**

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**Attachments**

Minutes

THE STATE OF TEXAS           §  
COUNTY OF ANDERSON       §  
CITY OF PALESTINE           §

The Building and Standards Commission of the City of Palestine convened in a Regular Meeting on Thursday, June 27, 2024, at 4:00 p.m., in the City Conference Room at City Hall, 504 N. Queen Street, Palestine, Texas, with the following people present: Board Members, Chair Mark Henderson, George Torma, Kurt Herrington, and Jason Stephens.

Staff present: Building Inspector William McCormick, Planning Tech Susan Davis, HPO Chasity Esparza, City Secretary April Jackson, and City Administrative Assistant Casey DeBord.

Board Members absent: Mark Thomas and Isaac Wynn.

**CALL TO ORDER**

With a quorum present, Chairman Mark Henderson called the meeting to order at 4:01 p.m.

**PROPOSED CHANGES OF AGENDA ITEMS**

None.

**PUBLIC COMMENTS**

Alex Nemer II provided comments concerning the placement of barricades, clean up of bat guano, and brick repair at 117 Spring Street.

**CONFLICT OF INTEREST DISCLOSURES**

None.

**APPROVAL OF MINUTES**

Building and Standards Commission Meeting Minutes for May 23, 2024, meeting for review and approval.

Commissioner Herrington made a motion, seconded by Commissioner Stephens, to approve minutes from May 23, 2024. Upon vote, motion carried unanimously 4-0.

**DISCUSSION AND ACTION ITEMS**

1. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at: 1309 N. Jackson Street, Green, Block 43, Lot 12, 13, and 28.

Susan Davis, Planning Tech, presented a summary of the status of the transfer of ownership. Salvador Castillo was in attendance via Zoom, speaking through an interpreter, to request an extension. Discussion was held concerning signs and the need to secure the property. Commissioner Thomas made a motion, seconded by Commissioner Herrington, to secure the structure within seven days and allow a 60-day extension of time to make progress on the structure. Upon vote, the motion was unanimously approved 4-0.

2. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at: 809 N. Jackson, Debard, Block D, Lot 8.

Susan Davis, Planning Tech, presented a summary concerning the safety of the roof which has been tarped for years. Luis A. Giron was in attendance and discussed removal of a recently fallen tree and the addition of boards and tarps until shingled. Discussion was held concerning the timeframe for roof repairs. Commissioner Stephens made a motion, seconded by Commissioner Thomas, to allow a 60-



day extension of time to remove the tree and to begin repairs to the roof. Upon vote, the motion was unanimously approved 4-0.

3. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at: 700 N. Ash Street, Reagan, Block H, Lot 10.

Susan Davis, Planning Tech, presented a summary of work that has taken place since the February meeting. Isaac Fattal was in attendance via Zoom and stated that his contractor recommended demolition. Discussion was held concerning demolition by the owner's contractor and required permits. Commissioner Thomas made a motion, seconded by Commissioner Stephens to allow a 90-day extension of time for demolition. Upon vote, the motion was unanimously approved 4-0.

4. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at: 546 South Magnolia Street, Original Block 101-Hallum Lot 10A & 1/2 Alley.

Susan Davis, Planning Tech, presented a summary concerning clean up completed by the owners and submission of a rehabilitation plan. William McCormick, Building Inspector, confirmed that the structure is secured, and work is being done. Socorro Meza was in attendance and requested an extension of two or three months for the foundation and siding repairs. Commissioner Stephens made a motion, seconded by Commissioner Herrington to allow a 90-day extension of time to complete work on the foundation. Upon vote, the motion was unanimously approved 4-0.

5. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at: 309 W. Reagan, Railroad, Block R, Lot 6.

Susan Davis, Planning Tech, presented a summary of the status of the structure which has been listed for sale. William McCormick, Building Inspector, confirmed that the structure is secure. Willie Carwell, Jr. was in attendance and confirmed they are in the process of selling the house. Discussion was held concerning sale. Commissioner Stephens made a motion, seconded by Commissioner Thomas, to allow a 90-day extension of time for the sale of the property. Upon vote, the motion was unanimously approved 4-0.

6. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at: 616 S. Dorrance, also identified as Jackson, Block H, Lot 1E.

Susan Davis, Planning Tech, presented a summary of the status of the structure, ownership, and discussions with Wilkie Scott. William McCormick, Building Inspector, confirmed that the structure is not secured, the back is open. Wilkie Scott was in attendance and stated that he is awaiting sign heirship paperwork and that he wants to demolish the unsecured structure. Discussion was held concerning timeframe for demolition and securing the property. Commissioner Thomas made a motion, seconded by Commissioner Herrington, to allow a 90-day extension of time to complete the demolition. Upon vote, the motion was unanimously approved 4-0.

7. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at: 503 N. Grove Street, also known as Jackson, Block O, Lot 2D.

Susan Davis, Planning Tech, presented a summary concerning disrepair. Will McCormick, Building Inspector, confirmed that the structure is not secure and presented information on the state of disrepair. Renyield Hunt, was in attendance. Discussion was held concerning demolition lien.

Commissioner Herrington made a motion, seconded by Commissioner Stephens, to have the structure bid out for demolition. Upon vote, the motion was unanimously approved 4-0.

8. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at: 1523 Roberts, West Palestine Heights, Block F, Lot 9.

Susan Davis, Planning Tech, stated that the owner has indicated that she would like to rehabilitate the property. Mandy Smith was in attendance, submitted a rehabilitation plan, stating that the property could be secured within ten days. Commissioner Stephens made a motion, seconded by Commissioner Herrington to allow ten days to secure the property and a 60-day extension to allow the owner to determine whether to demolish or rehabilitate. Upon vote, the motion was unanimously approved 4-0.

9. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at: 411 Texas Avenue, Texas Land Company, Block B7, Lot 57D & 58C.

Susan Davis, Planning Tech, presented a summary of status of the structure and ownership. Doris Pratt, John Anderson, and Thomas Pratt were in attendance. Mr. Anderson stated that he contacted his uncle as the property is in this deceased father's name; and that he wants the city to demolish the structure. Commissioner Stephens made a motion, seconded by Commissioner Herrington, to have the structure bid out for demolition. Upon vote, the motion was unanimously approved 4-0.

**ADJOURN**

With no other business to come before the Board, Commissioner Herrington made a motion, seconded by Commissioner Thomas, to adjourn the meeting at 4:52 p.m., meeting was adjourned.

PASSED AND APPROVED THIS 25th DAY OF JULY 2024.

\_\_\_\_\_  
Mark Henderson, Chairman

ATTEST:

\_\_\_\_\_  
Susan Davis, Planning Tech



Agenda Date: 07/25/2024  
To: Building and Standards Commission  
From: Chasity Esparza, Administrative Assistant/Historic Preservation Officer  
Agenda Item: Consider Substandard Structure located at 117 W. Spring Street  
Date Submitted: 07/17/2024

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**SUMMARY:**

Discussion and consideration concerning a substandard structure located at 117 W. Spring Street, also known as Original, Block 163, Lot 7, for rehabilitation. The owner, Franklin Williams, is represented by Alex Nemer, Attorney at Law, who provided an update to Building and Standards during public comments in June 2024. Barriers and netting have been placed in front of the building for safety reasons and in preparation for building repairs. Due to the Downtown Revitalization work currently underway, a timeline for completion of the repairs is necessary to coordinate with the concrete contractor working on the sidewalks on Spring Street.

**RECOMMENDED ACTION:**

For discussion and consideration.

**CITY MANAGER APPROVAL:**

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**Attachments**

June 2024 Letter  
Photos

**ALEX NEMER II  
ATTORNEY AT LAW**

**204 East Brazos Street  
Palestine, Texas 75801-5004**

**Voice: 903.221.0358**

**email: [alexnemerii@hotmail.com](mailto:alexnemerii@hotmail.com)**

**Fax: 214.363.0123**

June 3, 2024

Susan Davis  
Planning Tech  
City of Palestine  
504 North Queen Street  
Palestine, Texas 75801-2733

Re: Williams Building – 117 West Spring Street

Dear Mrs. Davis:

On March 13, 2024, Bryant Consultants conducted an on-site investigation of the Williams Building and thereafter prepared a written Site Investigation Report dated March 29, 2024. Communication with Bryant Consultants and State Farm to obtain a copy of the report began in January 2024 and continued until May 25, 2024, when the fifty-two-page report was received, and a copy forwarded to you and to Mr. Drew Wommack. Finally, the structural engineer has a report to review.

Mr. Wommack is traveling to Houston tomorrow, June 4, on business and will review the Williams Building site investigation report with the structural engineer who Mr. Wommack has employed on previous projects. When the structural engineer has conferred with Mr. Wommack, the plan for the rehabilitation of the building can be generated and effected to bring the structure up to Code.

Mr. Wommack is reviewing contractors who can be employed to remove the bat infestation and bat waste from the second floor. This process will be separate from the structural engineering rehabilitation of the building process.

The scaffolding delivery and erecting are planned to be completed in the next three weeks. Barricades will be constructed or purchased to replace those put in place by the City of Palestine.

A supplemental report will be sent within ninety days or sooner to update the status of the project. I emphasize again we could not effectively proceed without the Bryant Site Investigation Report.

Major thanks go to you and the Building And Standards Commission for your patience.

Respectfully yours,



Alex Nemer II









Agenda Date: 07/25/2024  
To: Building and Standards Commission  
From: Chasity Esparza, Administrative Assistant/Historic Preservation Officer  
Agenda Item: Consider Substandard Structure located at 312 W. Oak  
Date Submitted: 07/17/2024

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**SUMMARY:**

Discussion and consideration concerning a substandard structure located at 312 W Oak, also identified as Original, Block 51, Lots 1, 2, 3, 4, 5, for rehabilitation or demolition. A recent inspection revealed that a portion of the roof has collapsed causing structural damage.

The structure was found to be in such disrepair that it presents an imminent threat to the health and safety of the occupants. The record owners, Seth Blood and Amber Jeffcoat, have not provided a Rehabilitation Plan. Based upon information available, it appears that taxes are delinquent.

**RECOMMENDED ACTION:**

For discussion and consideration.

**CITY MANAGER APPROVAL:**

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**Attachments**

Notices and Report

Photos





INSPECTION REPORT OF SUBSTANDARD BUILDING  
(Palestine City Codes Chapter 22, Article VII)

Cause # 32930

Bldg. Location: 312 W Oak	LOCID/BLK/LOT: Original Blk 51 Lot 1, 2, 3, 4 & 5	
Owner/Lienholder: Blood, Seth & Amber Jeffcoat	Type Build: Commercial	Year Built: Unknown
Address: 200 An County Rd 2312	Elec Meter #: N/A	# of bedrooms: N/A
City: Montalba	Appraised Value: \$15,102	
State/Zip Code: 25853, TX	Length Vacant: Unknown	
Phone: 903-480-0015	Checked ACAD: 2-9-2024, 33996	

DESCRIPTION	CODE SECT.	MEETS CODE		REMARKS
		YES	NO	
Plumbing: (a) Kitchen			X	Inspect and or replace all plumbing parts
(b) Bathroom				Inspect and or replace all plumbing parts
(c) Water Heater				Inspect and or replace by certified plumber
Electrical: (a) Service				Bring electrical supply up to minimum of _____ amps
Installation & Maintenance				Install heating system to bring habitable rooms to 68 degrees
Condition of Foundation				Repair or replace piers and beams
Condition of Exterior Walls				Repair or replace missing or rotted siding
Condition of Roof				Replace/repair roof. Replace/repair fascia/soffit
Condition of Floors				Replace/repair/level flooring on interior of structure
Condition of Interior Walls/Ceiling				Replace/repair sheetrock, studs, plates and other wood supporting parts
Condition of Exterior Doors/Windows				Replace/repair broken and missing windows.
Condition of Porches (Front & Back)				Replace/repair rotted or missing wood
Condition of Steps (Front & Back)			X	Replace/repair rotted or missing wood

STRUCTURE OPEN TO PUBLIC: X YES \_\_\_\_\_ NO

COMMENTS: Part of structure recently updated from building maintenance to substandard, plan of action needed w/ securing the structure from the public

Date of Inspection/tag 2-9-2024 Inspector: Inspector's phone: (903) 731-8417

This inspection is intended for a general guide as to deficiencies resulting in the tagging of the structure as substandard. It is the owner's responsibility to contact the City of Palestine Development Services Department at (903) 731-8419 to get more detailed information concerning specific code violations and what repairs are necessary to bring the dwelling up to minimum standards.



Chasity Esparza  
HPO/Administrative Asst.  
City of Palestine  
Phone: (903) 731-8402

504 N. Queen St.  
Palestine, TX 75801  
hpoadmin@palestine-tx.org



July 10, 2024

**VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 9589 0710 5270 0966 9284 14**

Seth Blood & Amber Jeffcoat  
200 Anderson County Rd. 2312  
Montalba Texas 75853

Re: Case Number 32930: Notice of Substandard Structure at 312 W. Oak  
Parcel ID 33996; Original Block 51 Lot 1,2,3,4 & 5

Dear Property Owner:

A recent inspection was completed regarding the above-referenced property. The Building Inspector has determined the conditions of this property to be in violation of City Code Article VII, Substandard Buildings, Section 22-302 and 22-303. The condition of this property has been deemed as an imminent threat to health and safety to the general public. The Building Inspector has instituted Emergency Procedures, as set forth in the City Code of Ordinances Division 3, Section 22-301.

Please consider this letter as notification that this Case will be referred to the City of Palestine Building and Standards Commission, which will meet on July 25, 2014, at 4:00 pm.

If you have any questions, please contact the Development Services Department at 903-731-8402.

Sincerely,

Chasity Esparza  
Development Services

9589 0710 5270 0966 9284 14

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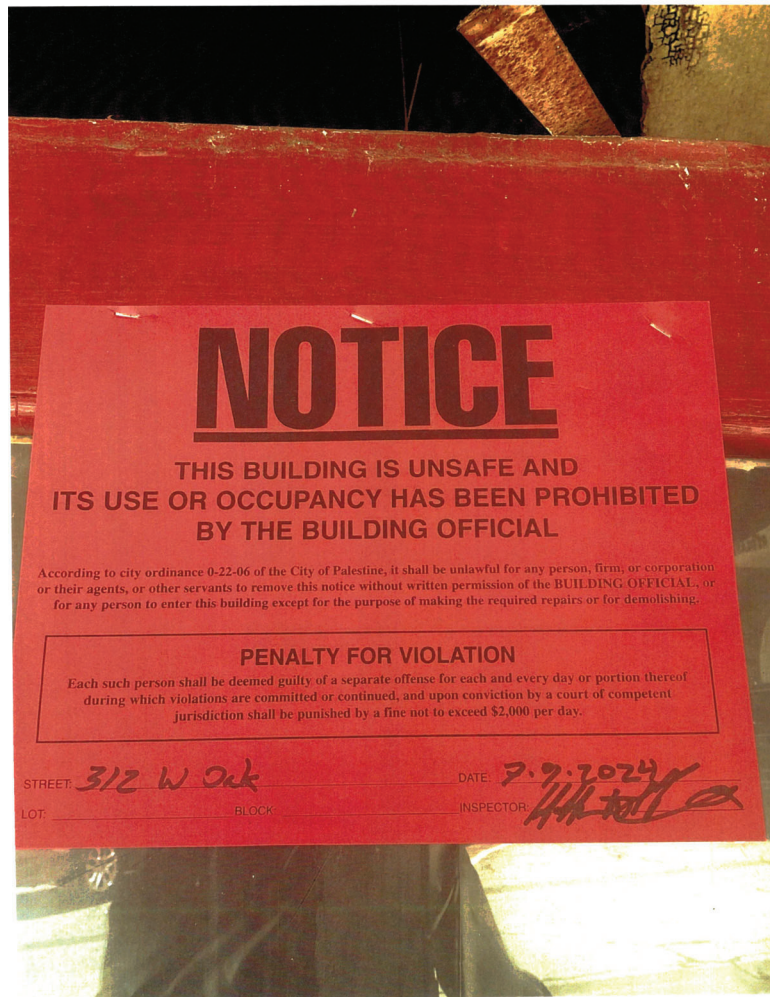
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Agenda Date: 07/25/2024  
To: Building and Standards Commission  
From: Chasity Esparza, Administrative Assistant/Historic Preservation Officer  
Agenda Item: Consider Substandard Structure located at Harris/Garland  
Date Submitted: 07/15/2024

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**SUMMARY:**

Discussion and consideration concerning a vacant substandard structure located at the corner of Garland and Harris Drive, also known as Harris and Reed, Block 2, Lots 1 and 2, for rehabilitation or demolition. Notices have been sent to the owner, Rosalinda Mendoza, but have been returned each time. Rosalinda Mendoza bought the property on August 14, 2023. A notice has been posted on the structure and, based upon information available, no lienholder has been identified. Based on the information available, taxes have been paid up to 2023.

**RECOMMENDED ACTION:**

For discussion and consideration

**CITY MANAGER APPROVAL:**

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**Attachments**

Notices and Report  
Photos



## INSPECTION REPORT OF SUBSTANDARD BUILDING

(Palestine City Codes Sec 22-302, 22-303)Case # 32636

Bldg. Location: <u>Geeland St/Harris Dr.</u>	LOCID/BLK/LOT: <u>Harris P Rm Block 2 Lot 13233</u>	
Owner/Lienholder: <u>Mindora Rosalinda Arteaga</u>	Type Build: <u>Commercial</u>	Year Built: <u>unknown</u>
Address: <u>1311 N Jackson St</u>	Elec Meter #:	# of bedrooms: <u>N/A</u>
City: <u>Palestine</u>	Appraised Value:	<u>unknown</u>
State/Zip Code: <u>TX, 75803</u>	Length Vacant:	<u>unknown</u>
Phone:	Checked ACAD: <u>1/31/2024</u>	Parcel ID # <u>30629</u> <u>30628</u>

DESCRIPTION	CODE SECT.	MEETS CODE		REMARKS
		YES	NO	
Plumbing: (a) Kitchen	<u>22-302</u> <u>22-303</u>		X	Inspect and or replace all plumbing parts
(b) Bathroom			X	Inspect and or replace all plumbing parts
(c) Water Heater			X	Inspect and or replace by certified plumber
Electrical: (a) Service			X	Bring electrical supply up to minimum of _____ amps
Installation & Maintenance			X	Install heating system to bring habitable rooms to 68 degrees
Condition of Foundation			X	Repair or replace piers and beams
Condition of Exterior Walls			X	Repair or replace missing or rotted siding
Condition of Roof			X	Replace/repair roof. Replace/repair fascia/soffit
Condition of Floors			X	Replace/repair/level flooring on interior of structure
Condition of Interior Walls/Ceiling			X	Replace/repair sheetrock, studs, plates and other wood supporting parts
Condition of Exterior Doors/Windows			X	Replace/repair broken and missing windows.
Condition of Porches (Front & Back)			X	Replace/repair rotted or missing wood
Condition of Steps (Front & Back)			X	Replace/repair rotted or missing wood

STRUCTURE OPEN TO PUBLIC: X YES \_\_\_\_\_ NO \_\_\_\_\_COMMENTS: Building is not RehabilitatedDate of Inspection/tag 1.30.24 Inspector: [Signature] Inspector's phone: (903) 731-8417

This inspection is intended for a general guide as to deficiencies resulting in the tagging of the structure as substandard. It is the owner's responsibility to contact the City of Palestine Development Services Department at (903) 731-8419 to get more detailed information concerning specific code violations and what repairs are necessary to bring the dwelling up to minimum standards.

Chasity Esparza  
HPO/Administrative Asst.  
City of Palestine  
Phone: (903) 731-8402

504 N. Queen St.  
Palestine, TX 75801  
hpoadmin@palestine-tx.org



June 21, 2024

**VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 9589 0710 5270 0966 9282 16**  
Rosalina Mendoza  
2399 ACR 4120  
Palestine Texas 75801

Re: Case Number: 32636; Notice of Substandard Building at Harris Drive  
Parcel ID 30629 and 30628; Harris & Reed, Block 2, Lots 1-3

Dear Ms. Mendoza:

The above referenced property was inspected and tagged on January 30, 2024, and has been found to be substandard and a public nuisance as defined by the Buildings and Building Regulations, found in Chapter 22, Art. VII, Division 3, Section 22-302 and 22-303 of the City of Palestine Code of Ordinances. Records at the Anderson County Appraisal District indicate that you are the owner. If you are not the present owner, please advise this office; otherwise, we assume you are responsible for the property. The attached Inspection Report of Substandard Building identifies violations and defects at your property. Be advised that until this matter is resolved, and the substandard tag removed, the building may not be occupied.

To request rehabilitation of the substandard building, you must submit a Rehabilitation Plan of Action (Plan) within fifteen (15) days of the date that you receive this Notice. Your failure to respond or furnish requested information will result in referral of this case to the Building and Standards Commission.

Please submit your Rehabilitation Plan of Action and other required documents to the Development Services Department. Construction plans should reflect efforts to bring the building into compliance with minimum standards and financial feasibility of the planned project will be based on verifiable financial information showing how you intend to pay for planned rehabilitation costs.

Your Plan will be reviewed by the Building and Standards Commission at a public hearing at the time and place assigned below. You should be present to answer any questions the Commissioners may have about your Plan.

If the Building and Standards Commission accepts your Plan with or without modification, a Rehabilitation Order will be issued requiring you to start rehabilitation and complete the project within a specific period, usually no more than 30-90 days. You will be responsible to obtain all applicable permits and to perform the required work so that the substandard property will be brought into compliance with the minimum standards and consistent with your Rehabilitation Plan of Action and the Commission's Order.

If the Building and Standards Commission rejects your Plan and orders demolition, a Demolition Order will be signed, and the City will proceed with demolition and clearance of the substandard building. If demolition is ordered, the City will notify you of the date of demolition at least ten (10) days prior to the scheduled demolition date. The City will provide a certified statement of charges to you within ten (10) days of the demolition, and you will have thirty (30) days from the date of receipt to make payment. A lien will be placed on your property until demolition costs have been paid in full.

If you are present at the hearing, a copy of the Demolition or Rehabilitation Order will be hand-delivered to you. The Order will be forwarded to you within ten (10) days of the hearing. You have thirty (30) days from your receipt of an Order to file an appeal in District Court. Otherwise, the Order will become final.

**A public bearing related to your property is set on the Building and Standards Commission agenda at 4:00 pm on July 25, 2024, at the City of Palestine, City Hall Council Chambers located at 504 North Queen Street, Palestine, Texas.**

You are responsible for meeting all deadlines and are encouraged to contact this department should you have any questions about this Notice or your responsibilities to assist in solving the problem of the substandard building on your property. Please contact me at (903) 731-8402 if you have questions. Thank you for your prompt attention to this matter.

Sincerely,

Chasity Esparza  
City of Palestine, Development Services

Cc: Donald Woods





Chasity Esparza  
HPO/Administrative Asst.  
City of Palestine  
Phone: (903) 731-8402

504 N. Queen St.  
Palestine, TX 75801  
hpoadmin@palestine-tx.org

## 2<sup>nd</sup> Notice

March 28, 2024

**Via FIRST CLASS and CERTIFIED MAIL, RETURN RECIEPT REQUESTED: 9589 0710 5270 1325 1662 01**

Rosalina Mendoza  
1311 N Jackson St.  
Palestine Tx, 75803

RE: Case Number 32636; Notice of Substandard Building at Harris Drive  
Parcel ID 30629 and 30628; Harris & Reed, Block 2, Lots 1-3

Dear Property Owner:

An onsite inspection was made at the above referenced address. It was determined by our department that a substandard structure exists as defined by the building code.

On February 1, 2024, a certified letter was sent, to date no response has been received. A public hearing will be conducted by the City of Palestine Building and Standards Commission to receive any relevant information regarding this structure. You are urged to attend this meeting on the date and time listed below. This is your opportunity to present evidence either by oral testimony or by presenting documents regarding your plan for this structure. Please contact our office to discuss your plan of action before your hearing date.

**BUILDING AND STANDARDS COMMISSION**  
504 N. Queen St.  
Palestine, TX 75801

Date: April 25, 2024  
Time 4:00 P.M.

The Building and Standards Commission has the authority to declare the building substandard, cause the structure to be vacated, cause it removal, cause its rehabilitation and file liens against the property for expenses occurred.

Respectfully,

Chasity Esparza  
Development Services



Susan Davis  
Planning Tech/HPO  
City of Palestine  
Phone: (903) 731-8419

504 N. Queen St.  
Palestine, TX 75801  
plantech@palestine-tx.org

February 1, 2024

**VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 7020 1290 0000 2938 7909**

Rosalina Mendoza  
1311 N. Jackson Street  
Palestine, Texas 75803

Re: Case Number: 32636; Notice of Substandard Building at Harris Drive  
Parcel ID 30629 and 30628; Harris & Reed, Block 2, Lots 1-3

Dear Ms. Mendoza:

The above referenced property was inspected and tagged on January 30, 2024, and has been found to be substandard and a public nuisance as defined by the Buildings and Building Regulations, found in Chapter 22, Art. VII, Division 3, Section 22-302 and 22-303 of the City of Palestine Code of Ordinances. Records at the Anderson County Appraisal District indicate that you are the owner. If you are not the present owner, please advise this office; otherwise, we assume you are responsible for the property. The attached Inspection Report of Substandard Building identifies violations and defects at your property. Be advised that until this matter is resolved, and the substandard tag removed, the building may not be occupied.

To request rehabilitation of the substandard building, you must submit a Rehabilitation Plan of Action (Plan) within fifteen (15) days of the date that you receive this Notice. Your failure to respond or furnish requested information will result in referral of this case to the Building and Standards Commission.

Please submit your Rehabilitation Plan of Action and other required documents to the Development Services Department. Construction plans should reflect efforts to bring the building into compliance with minimum standards and financial feasibility of the planned project will be based on verifiable financial information showing how you intend to pay for planned rehabilitation costs.

Your Plan will be reviewed by the Building and Standards Commission at a public hearing at the time and place assigned below. You should be present to answer any questions the Commissioners may have about your Plan.

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If the Building and Standards Commission rejects your Plan and orders demolition, a Demolition Order will be signed, and the City will proceed with demolition and clearance of the substandard building. If demolition is ordered, the City will notify you of the date of demolition at least ten (10) days prior to the scheduled demolition date. The City will provide a certified statement of charges to you within ten (10) days of the demolition, and you will have thirty (30) days from the date of receipt to make payment. A lien will be placed on your property until demolition costs have been paid in full.

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Sincerely,  
City of Palestine, Development Services

---

**From:** Council Member District2 <[district2@palestine-tx.org](mailto:district2@palestine-tx.org)>

**Sent:** Thursday, December 28, 2023 6:44 PM

**To:** Susan Davis <[PlanTech@palestine-tx.org](mailto:PlanTech@palestine-tx.org)>

**Cc:** Kevin Olson <[pwdirector@palestine-tx.org](mailto:pwdirector@palestine-tx.org)>

**Subject:** Re: Pictures of abandoned building

I am not sure if it has an address anymore. At least I didn't see one on the building.

It has been abandoned for years.

The folks tell me it use to be called the Aquaram Club many years ago.

It sits at the corner of Garland and a street that once was called Harris.

Best way to take a look at it is to go out Lacy Street towards the Anderson County Jail. Just a little past the jail and across from the cemetery, turn left on to Garland. Go up the hill and the building will be on your right.

Sorry you couldn't open the pictures, if you will send me your phone number, I can text them to you or I can come by tomorrow and show them to you.

Ava Harmon, Council Member District 2

City of Palestine

Sent from my iPad

On Dec 28, 2023, at 6:14 PM, Susan Davis <[PlanTech@palestine-tx.org](mailto:PlanTech@palestine-tx.org)> wrote:

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Susan Davis  
Planning Tech/HPO  
City of Palestine  
504 N. Queen Street  
Palestine, TX 75801  
P: (903) 731-8419  
[plantech@palestine-tx.org](mailto:plantech@palestine-tx.org)

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$  
Total **Rosalinda Mendoza**  
\$  
Sent To **1311 N Jackson St**  
Street **Palestine TX 75803**  
City, State, ZIP+4®



PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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City, State, ZIP+4® **Palestine Texas 75801**



PS Form 3800, January 2023 PSN 7530-02-000-9047

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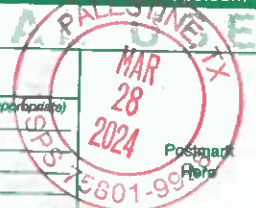
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THE CITY OF  
**PALESTINE**  
TEXAS • 1846

504 NORTH QUEEN STREET  
PALESTINE, TX 75801



7020 1290 0000 2938 8050

Kosalinda Mendoza  
1311 N Jackson St  
Palestine TX 75803

FIRST-CLASS



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THE CITY OF  
**PALESTINE**  
TEXAS • 1846

504 NORTH QUEEN STREET  
PALESTINE, TX 75801



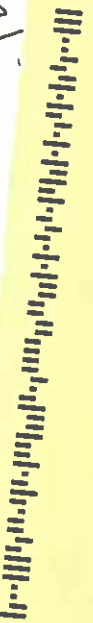
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Rosalinda Mendoza  
1311 N Jackson  
Palestine TX 7

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US POSTAGE

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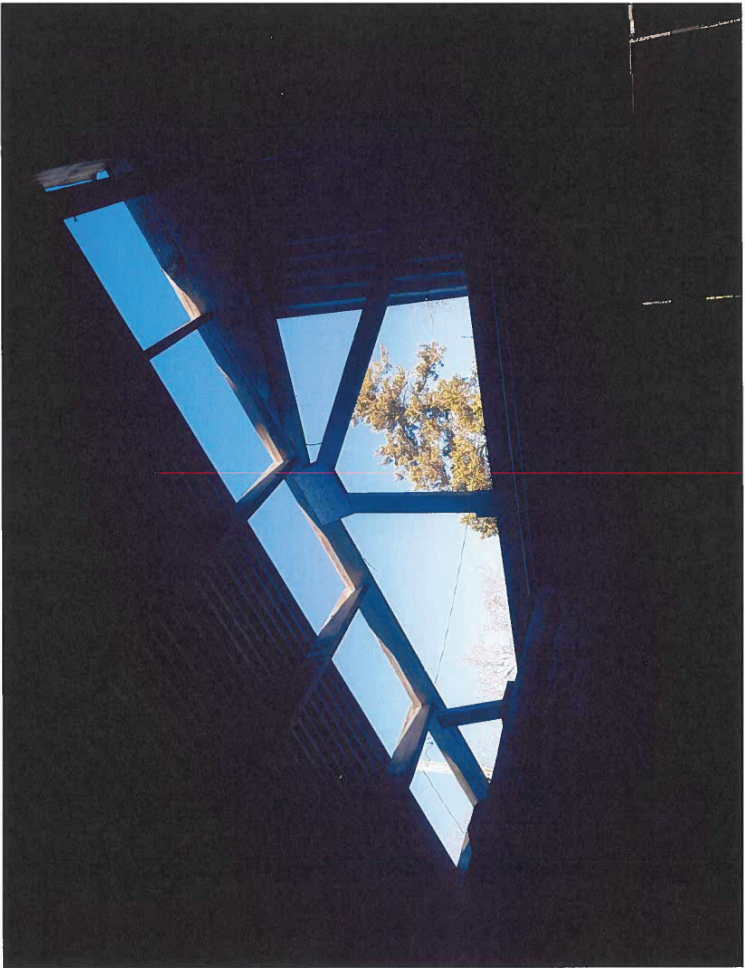




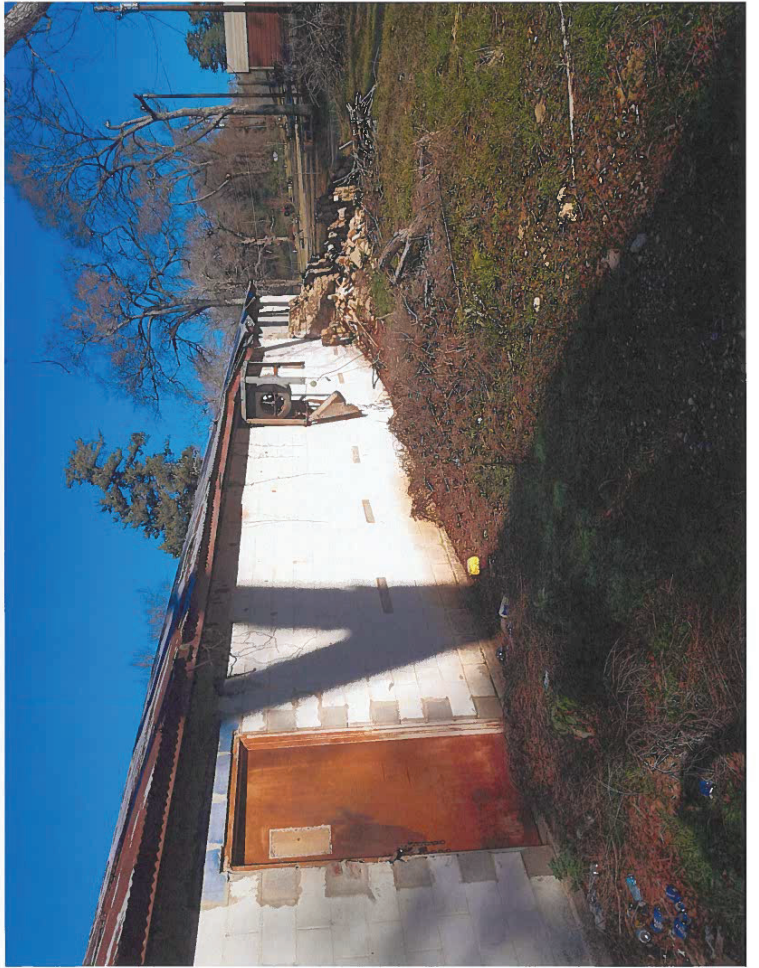


















Agenda Date: 07/25/2024  
To: Building and Standards Commission  
From: Chasity Esparza, Administrative Assistant/Historic Preservation Officer  
Agenda Item: Consider Substandard Structure located at 208 Callier Street  
Date Submitted: 07/15/2024

---

**SUMMARY:**

Discussion and consideration concerning a vacant substandard structure located at 208 Callier Street, also identified as Murchison & McDonald Bypass, Block 7, Lot 10. The owners, Warren and Roxie Arthur, are both deceased. Notice was sent to the last known address of Clyde Arthur and Crystal Arthur. No response or rehabilitation plan has been received. Based on the information available, it appears that the taxes are delinquent.

**RECOMMENDED ACTION:**

For discussion and consideration.

**CITY MANAGER APPROVAL:**

---

**Attachments**

Notices and Report  
Photos



## INSPECTION REPORT OF SUBSTANDARD BUILDING

(Palestine City Codes Sec 22-302, 22-303)Case # 32636

Bldg. Location: <u>Geeland St/Harris Dr.</u>	LOCID/BLK/LOT: <u>Harris P Rm Block 2 Lot 13233</u>	
Owner/Lienholder: <u>Mindora Rosalinda Arteaga</u>	Type Build: <u>Commercial</u>	Year Built: <u>unknown</u>
Address: <u>1311 N Jackson St</u>	Elec Meter #:	# of bedrooms: <u>N/A</u>
City: <u>Palestine</u>	Appraised Value:	<u>unknown</u>
State/Zip Code: <u>TX, 75803</u>	Length Vacant:	<u>unknown</u>
Phone:	Checked ACAD: <u>1/31/2024</u>	Parcel ID # <u>30629</u> <u>30628</u>

DESCRIPTION	CODE SECT.	MEETS CODE		REMARKS
		YES	NO	
Plumbing: (a) Kitchen	<u>22-302</u> <u>22-303</u>		X	Inspect and or replace all plumbing parts
(b) Bathroom			X	Inspect and or replace all plumbing parts
(c) Water Heater			X	Inspect and or replace by certified plumber
Electrical: (a) Service			X	Bring electrical supply up to minimum of _____ amps
Installation & Maintenance			X	Install heating system to bring habitable rooms to 68 degrees
Condition of Foundation			X	Repair or replace piers and beams
Condition of Exterior Walls			X	Repair or replace missing or rotted siding
Condition of Roof			X	Replace/repair roof. Replace/repair fascia/soffit
Condition of Floors			X	Replace/repair/level flooring on interior of structure
Condition of Interior Walls/Ceiling			X	Replace/repair sheetrock, studs, plates and other wood supporting parts
Condition of Exterior Doors/Windows			X	Replace/repair broken and missing windows.
Condition of Porches (Front & Back)			X	Replace/repair rotted or missing wood
Condition of Steps (Front & Back)			X	Replace/repair rotted or missing wood

STRUCTURE OPEN TO PUBLIC: X YES \_\_\_\_\_ NO \_\_\_\_\_COMMENTS: Building is not RehabilitatedDate of Inspection/tag 1.30.24 Inspector: [Signature] Inspector's phone: (903) 731-8417

This inspection is intended for a general guide as to deficiencies resulting in the tagging of the structure as substandard. It is the owner's responsibility to contact the City of Palestine Development Services Department at (903) 731-8419 to get more detailed information concerning specific code violations and what repairs are necessary to bring the dwelling up to minimum standards.

Chasity Esparza  
HPO/Administrative Asst.  
City of Palestine  
Phone: (903) 731-8402

504 N. Queen St.  
Palestine, TX 75801  
hpoadmin@palestine-tx.org



June 21, 2024

**VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 9589 0710 5270 0966 9282 16**  
Rosalina Mendoza  
2399 ACR 4120  
Palestine Texas 75801

Re: Case Number: 32636; Notice of Substandard Building at Harris Drive  
Parcel ID 30629 and 30628; Harris & Reed, Block 2, Lots 1-3

Dear Ms. Mendoza:

The above referenced property was inspected and tagged on January 30, 2024, and has been found to be substandard and a public nuisance as defined by the Buildings and Building Regulations, found in Chapter 22, Art. VII, Division 3, Section 22-302 and 22-303 of the City of Palestine Code of Ordinances. Records at the Anderson County Appraisal District indicate that you are the owner. If you are not the present owner, please advise this office; otherwise, we assume you are responsible for the property. The attached Inspection Report of Substandard Building identifies violations and defects at your property. Be advised that until this matter is resolved, and the substandard tag removed, the building may not be occupied.

To request rehabilitation of the substandard building, you must submit a Rehabilitation Plan of Action (Plan) within fifteen (15) days of the date that you receive this Notice. Your failure to respond or furnish requested information will result in referral of this case to the Building and Standards Commission.

Please submit your Rehabilitation Plan of Action and other required documents to the Development Services Department. Construction plans should reflect efforts to bring the building into compliance with minimum standards and financial feasibility of the planned project will be based on verifiable financial information showing how you intend to pay for planned rehabilitation costs.

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**A public bearing related to your property is set on the Building and Standards Commission agenda at 4:00 pm on July 25, 2024, at the City of Palestine, City Hall Council Chambers located at 504 North Queen Street, Palestine, Texas.**

You are responsible for meeting all deadlines and are encouraged to contact this department should you have any questions about this Notice or your responsibilities to assist in solving the problem of the substandard building on your property. Please contact me at (903) 731-8402 if you have questions. Thank you for your prompt attention to this matter.

Sincerely,

Chasity Esparza  
City of Palestine, Development Services

Cc: Donald Woods



Chasity Esparza  
HPO/Administrative Asst.  
City of Palestine  
Phone: (903) 731-8402

504 N. Queen St.  
Palestine, TX 75801  
hpoadmin@palestine-tx.org

## 2<sup>nd</sup> Notice

March 28, 2024

**Via FIRST CLASS and CERTIFIED MAIL, RETURN RECIEPT REQUESTED: 9589 0710 5270 1325 1662 01**

Rosalina Mendoza  
1311 N Jackson St.  
Palestine Tx, 75803

RE: Case Number 32636; Notice of Substandard Building at Harris Drive  
Parcel ID 30629 and 30628; Harris & Reed, Block 2, Lots 1-3

Dear Property Owner:

An onsite inspection was made at the above referenced address. It was determined by our department that a substandard structure exists as defined by the building code.

On February 1, 2024, a certified letter was sent, to date no response has been received. A public hearing will be conducted by the City of Palestine Building and Standards Commission to receive any relevant information regarding this structure. You are urged to attend this meeting on the date and time listed below. This is your opportunity to present evidence either by oral testimony or by presenting documents regarding your plan for this structure. Please contact our office to discuss your plan of action before your hearing date.

**BUILDING AND STANDARDS COMMISSION**  
504 N. Queen St.  
Palestine, TX 75801

Date: April 25, 2024  
Time 4:00 P.M.

The Building and Standards Commission has the authority to declare the building substandard, cause the structure to be vacated, cause it removal, cause its rehabilitation and file liens against the property for expenses occurred.

Respectfully,

Chasity Esparza  
Development Services





Susan Davis  
Planning Tech/HPO  
City of Palestine  
Phone: (903) 731-8419

504 N. Queen St.  
Palestine, TX 75801  
plantech@palestine-tx.org

February 1, 2024

**VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 7020 1290 0000 2938 7909**

Rosalina Mendoza  
1311 N. Jackson Street  
Palestine, Texas 75803

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**Cc:** Kevin Olson <[pwdirector@palestine-tx.org](mailto:pwdirector@palestine-tx.org)>

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City, State, ZIP+4® **Palestine Texas 75801**



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THE CITY OF  
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TEXAS • 1846

504 NORTH QUEEN STREET  
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7020 1290 0000 2938 8050

Kosalinda Mendoza  
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Palestine TX 75803

FIRST-CLASS



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ZIP 75801  
02 7W  
0008027540 JAN 31 2024

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504 NORTH QUEEN STREET  
PALESTINE, TX 75801



7020 1290 0000 2938 7909

Rosalinda Mendoza  
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-R-T-S-

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CERTIFIED MAIL

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FIRST-CLASS



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CERTIFIED MAIL

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US POSTAGE

**\$008.69**  
ZIP 75801  
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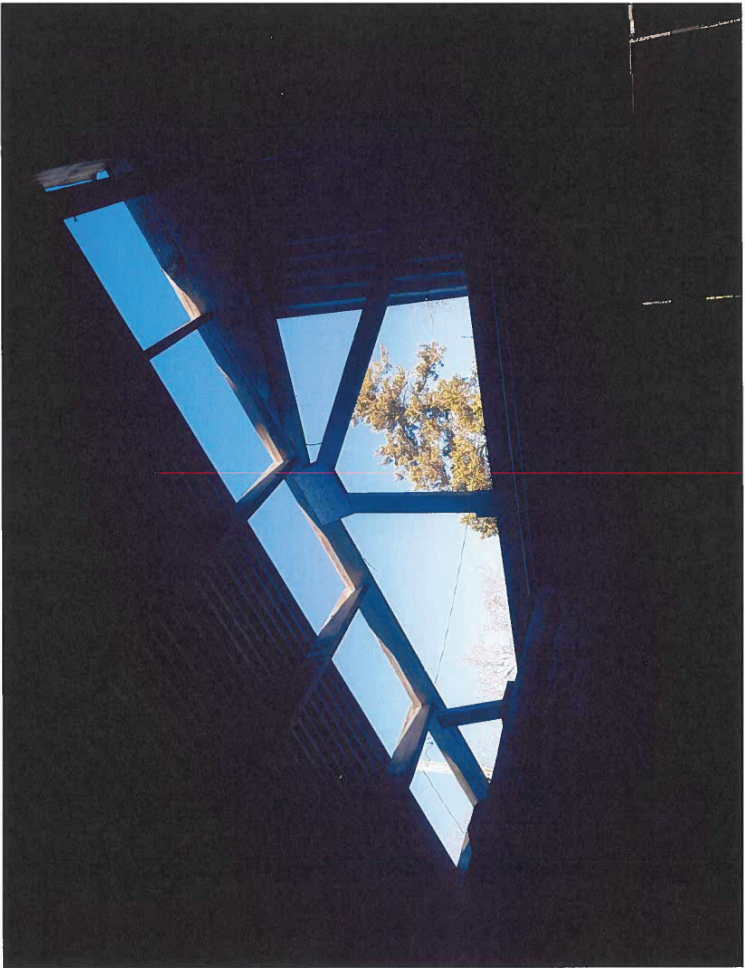




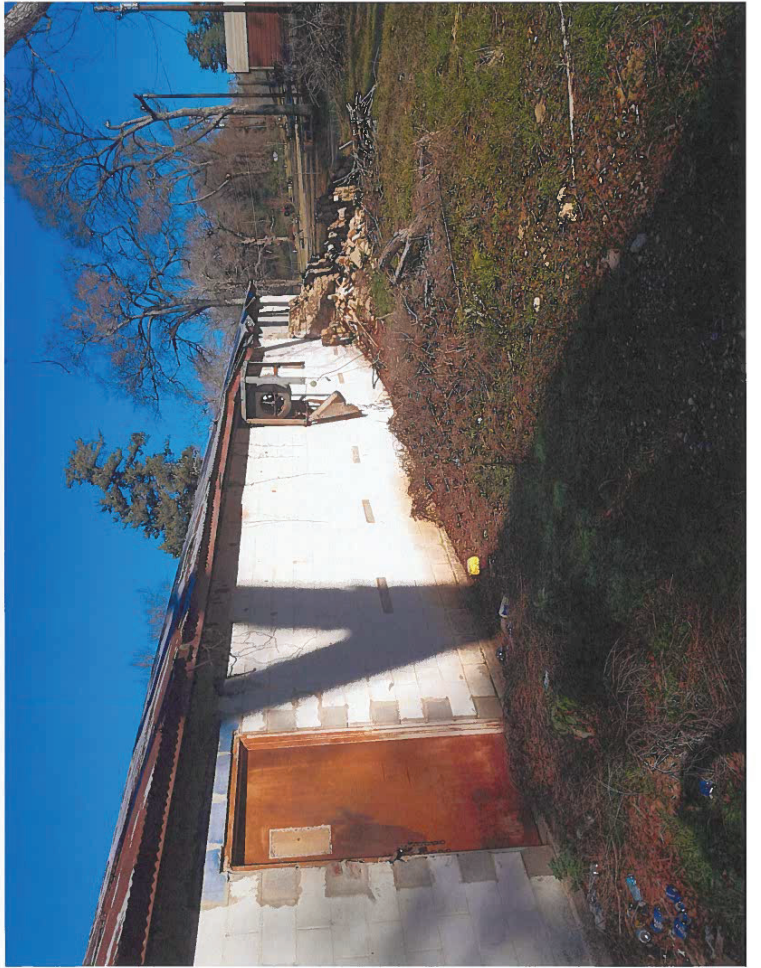


















Agenda Date: 07/25/2024  
To: Building and Standards Commission  
From: Chasity Esparza, Administrative Assistant/Historic Preservation Officer  
Agenda Item: Consider Substandard Structure located at 315 Lowe Street  
Date Submitted: 07/15/2024

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**SUMMARY:**

Discussion and consideration concerning a vacant substandard structure located at 315 Lowe Street, also known as Murchison & McDonald Bypass, Block 6, Lot 8, for rehabilitation or demolition. The owner, Mae Henry Bass, is deceased. Notice was sent to Veronica Richards, who is an heir of the property and has previously paid the property taxes. Ms. Richards has not responded or provided a Rehabilitation Plan. Based upon the information available, it appears that taxes are current.

**RECOMMENDED ACTION:**

For discussion and consideration.

**CITY MANAGER APPROVAL:**

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**Attachments**

Notices and Report  
Photos



## INSPECTION REPORT OF SUBSTANDARD BUILDING

(Palestine City Codes Sec. 22-302, 22-303)

Bldg. Location: <u>315 Lowe St</u>	LOCID/BLK/LOT: <u>Murchison McDonald B' block 6 lot 8</u>
Owner/Lienholder: <u>Bruce MacHenry</u>	Type Build: <u>Unknown</u>
Address: <u>1311 N. Queen St</u>	Elec Meter #: <u>Unknown</u>
City: <u>Palestine</u>	# of bedrooms: <u>4</u>
State/Zip Code: <u>TX, 75801</u>	Appraised Value: <u>\$29,900</u>
Phone: <u>1-28-2024</u>	Length Vacant: <u>Unknown</u>
	Checked ACAD: <u>1-28-2024</u>

DESCRIPTION	CODE SECT.	MEETS CODE		REMARKS
		YES	NO	
Plumbing: (a) Kitchen	<u>Sec 22-303</u>		X	Inspect and or replace all plumbing parts
(b) Bathroom			X	Inspect and or replace all plumbing parts
(c) Water Heater			X	Inspect and or replace by certified plumber
Electrical: (a) Service			X	Bring electrical supply up to minimum of _____ amps
Installation & Maintenance			X	Install heating system to bring habitable rooms to 68 degrees
Condition of Foundation			X	Repair or replace piers and beams
Condition of Exterior Walls			X	Repair or replace missing or rotted siding
Condition of Roof			X	Replace/repair roof. Replace/repair fascia/soffit
Condition of Floors			X	Replace/repair/level flooring on interior of structure
Condition of Interior Walls/Ceiling			X	Replace/repair sheetrock, studs, plates and other wood supporting parts
Condition of Exterior Doors/Windows	<u>Sec 22-303</u>		X	Replace/repair broken and missing windows.
Condition of Porches (Front & Back)			X	Replace/repair rotted or missing wood
Condition of Steps (Front & Back)			X	Replace/repair rotted or missing wood

STRUCTURE OPEN TO PUBLIC: X YES \_\_\_\_\_ NOCOMMENTS: Structure is UnhabitableDate of Inspection/tag 1-3-2024 Inspector: [Signature] Inspector's phone: (903) 731-8417

This inspection is intended for a general guide as to deficiencies resulting in the tagging of the structure as substandard. It is the owner's responsibility to contact the City of Palestine Development Services Department at (903) 731-8419 to get more detailed information concerning specific code violations and what repairs are necessary to bring the dwelling up to minimum standards.





Susan Davis  
Planning Tech/HPO  
City of Palestine  
Phone: (903) 731-8419

504 N. Queen St.  
Palestine, TX 75801  
plantech@palestine-tx.org

January 31, 2024

**VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 7020 1290 0000 2938 7893**

Mae Henry Bass  
1311 N. Queen St.  
Palestine, Texas 75801

Re: Case Number: 32222; Notice of Substandard Building at 315 Lowe Street  
Parcel ID 33301; Murchison & McDonald By-Pass, Block 6, Lot 8

Dear Ms. Bass:

The above referenced property was inspected and tagged on January 3, 2024, and has been found to be substandard and a public nuisance as defined by the Buildings and Building Regulations, found in Chapter 22, Art. VII, Division 3, Section 22-302 and 22-303 of the City of Palestine Code of Ordinances. Records at the Anderson County Appraisal District indicate that you are the owner. If you are not the present owner, please advise this office; otherwise, we assume you are responsible for the property. The attached Inspection Report of Substandard Building identifies violations and defects at your property. Be advised that until this matter is resolved, and the substandard tag removed, the building may not be occupied.

To request rehabilitation of the substandard building, you must submit a Rehabilitation Plan of Action (Plan) within fifteen (15) days of the date that you receive this Notice. Your failure to respond or furnish requested information will result in referral of this case to the Building and Standards Commission.

Please submit your Rehabilitation Plan of Action and other required documents to the Development Services Department. Construction plans should reflect efforts to bring the building into compliance with minimum standards and financial feasibility of the planned project will be based on verifiable financial information showing how you intend to pay for planned rehabilitation costs.

Your Plan will be reviewed by the Building and Standards Commission at a public hearing at the time and place assigned below. You should be present to answer any questions the Commissioners may have about your Plan.

If the Building and Standards Commission accepts your Plan with or without modification, a Rehabilitation Order will be issued requiring you to start rehabilitation and complete the project within a specific period, usually no more than 30-90 days. You will be responsible to obtain all applicable permits and to perform the required work so that the substandard property will be brought into compliance with the minimum standards and consistent with your Rehabilitation Plan of Action and the Commission's Order.

If the Building and Standards Commission rejects your Plan and orders demolition, a Demolition Order will be signed, and the City will proceed with demolition and clearance of the substandard building. If demolition is ordered, the City will notify you of the date of demolition at least ten (10) days prior to the scheduled demolition date. The City will provide a certified statement of charges to you within ten (10) days of the demolition, and you will have thirty (30) days from the date of receipt to make payment. A lien will be placed on your property until demolition costs have been paid in full.

If you are present at the hearing, a copy of the Demolition or Rehabilitation Order will be hand-delivered to you. The Order will be forwarded to you within ten (10) days of the hearing. You have thirty (30) days from your receipt of an Order to file an appeal in District Court. Otherwise, the Order will become final.

**A public bearing related to your property is set on the Building and Standards Commission agenda at 4:00 pm on March 28, 2024, at the City of Palestine, City Hall Council Chambers located at 504 North Queen Street, Palestine, Texas.**

You are responsible for meeting all deadlines and are encouraged to contact this department should you have any questions about this Notice or your responsibilities to assist in solving the problem of the substandard building on your property. Please contact me at (903) 731-8419 if you have questions. Thank you for your prompt attention to this matter.

Sincerely,  
City of Palestine, Development Services

ALERT: SEVERE WEATHER CONDITIONS ACROSS THE U.S. MAY DELAY FINAL DELIVERY OF Y...

USPS Tracking®

FAQs >

Tracking Number:

70201290000029387893

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Copy

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Latest Update

Your item was delivered to an individual at the address at 1:14 pm on February 2, 2024 in PALESTINE, TX 75803.

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USPS Tracking Plus®

**Delivered**  
Delivered, Left with Individual  
PALESTINE, TX 75803  
February 2, 2024, 1:14 pm

[See All Tracking History](#)

Feedback

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package







City of Palestine  
504 N. Queen St.  
Palestine, TX 75801

Cal Calderon  
City Building Official  
Development Services  
Department

Phone: (903) 731-8402

bldofficial@palestine-tx.org

September 21, 2023

Incident#: 32222

Bass Mae Henry  
1311 N Queen St  
Palestine Tx, 75801

**SECOND NOTICE**

Re: Property Located @ 315 Lowe St. Palestine, Tx.  
Murchison & McDonald By- Pass Block 6 Lot 8

Dear Property Owner,

A recent inspection was completed regarding the above referenced property. The inspector determined the conditions of this property to be in violation of City Code Article VII, Substandard Buildings, Section 22-302 and 22-303. The City of Palestine Development Services Department requests that you contact them immediately so as to provide a Plan of Action to correct this violation.

Remedy, if any:

The violation must be corrected within thirty (30) days of receipt of this letter. If not complied with, this Case will be referred to the City of Palestine **Building and Standards Commission**, whose final decision may be to issue citations or remove the structure.

If the violation has been corrected, please disregard this letter and accept our appreciation for your cooperation.

If you have any questions, please contact the Development Services Department at 903-731-8402.

Sincerely,

CAL CALDERÓN  
City of Palestine Building Official

9589 0710 5270 1325 1653 89

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For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	Bass Mae Henry
Street and Apt. No., or PO Box No.	1311 N Queen St
City, State, ZIP+4®	PALESTINE TX 75801

PALESTINE, TX  
21  
2023  
USPS 75801-9998



City of Palestine  
504 N. Queen St.  
Palestine, TX 75801

William McCormick  
City Building Inspector  
Development Services  
Department

Phone: (903) 731-8417

buildinspector@palestine-  
tx.org

July 25, 2023

Incident#: 32222

Bass Mae Henry  
1311 N Queen St  
Palestine Tx, 75801

Re: Property Located @ 315 Lowe St. Palestine, TX.  
Murchison & McDonald By- Pass Block 6 Lot 8

Dear Property Owner,

A recent inspection was completed regarding the above referenced property. The inspector determined the conditions of this property to be in violation of City Code Article VII, Substandard Buildings, Section 22-302 and 22-303. The City of Palestine Development Services Department requests that you contact them immediately so as to provide a Plan of Action to correct this violation.

Remedy, if any:

The violation must be corrected within thirty (30) days of receipt of this letter. If not complied with, this Case will be referred to the City of Palestine **Building and Standards Commission**, whose final decision may be to issue citations or remove the structure.

If the violation has been corrected, please disregard this letter and accept our appreciation for your cooperation.

If you have any questions, please contact the Development Services Department at 903-731-8417.

Sincerely,

WILLIAM MCCORMICK  
City of Palestine Building Inspector

FIRST NOTICE

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JUL 25 2023  
Postmark  
USPS 75801-9998

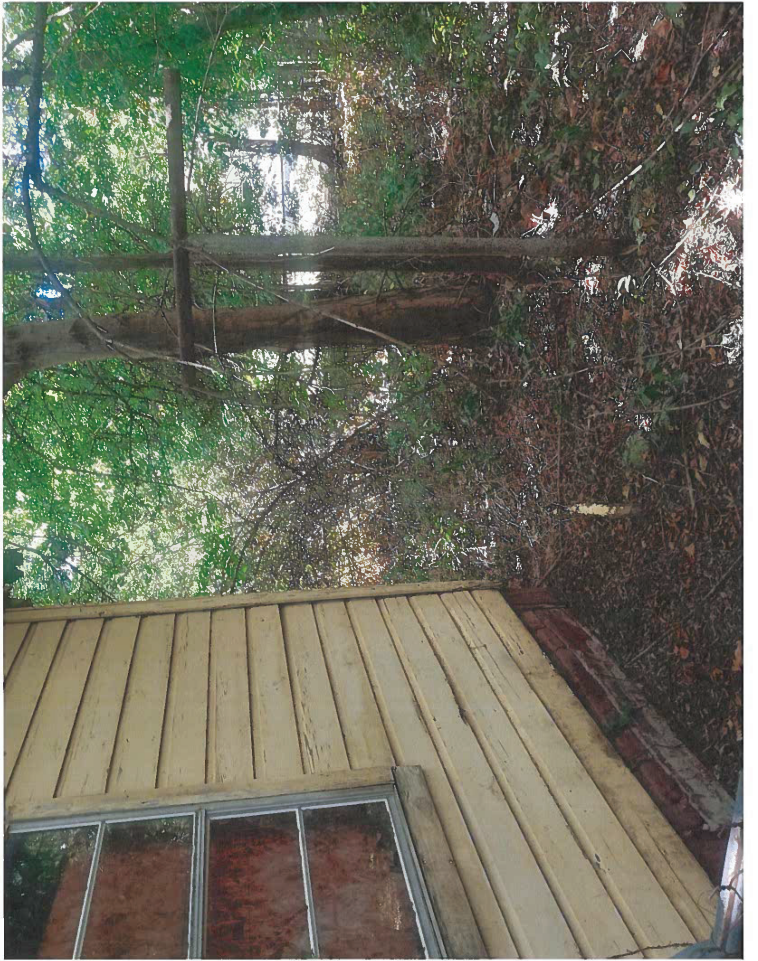
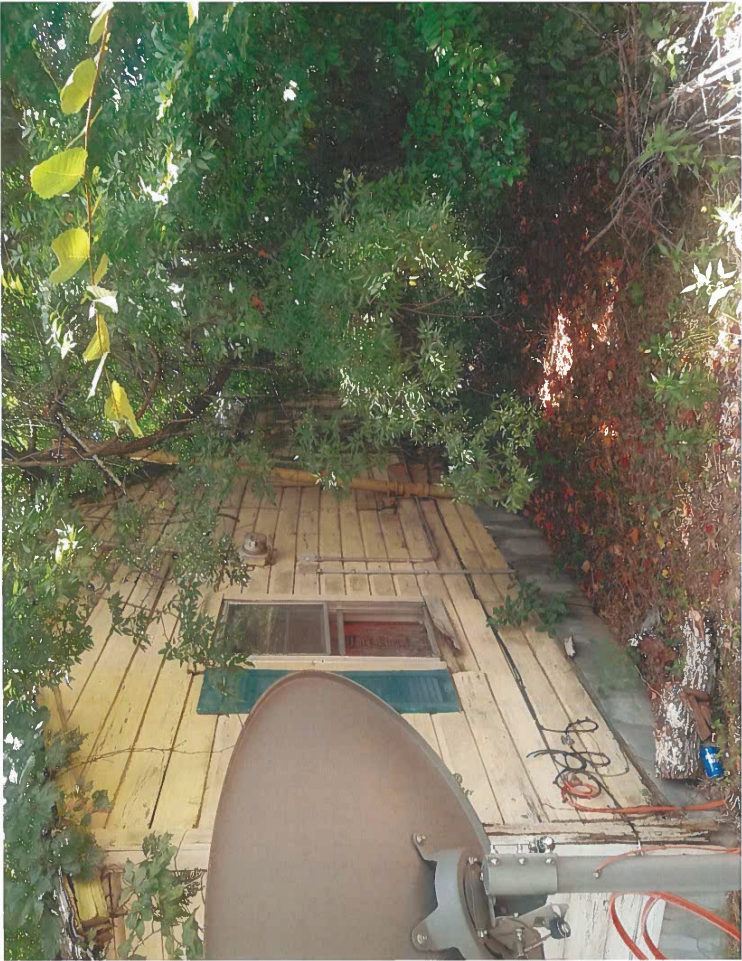
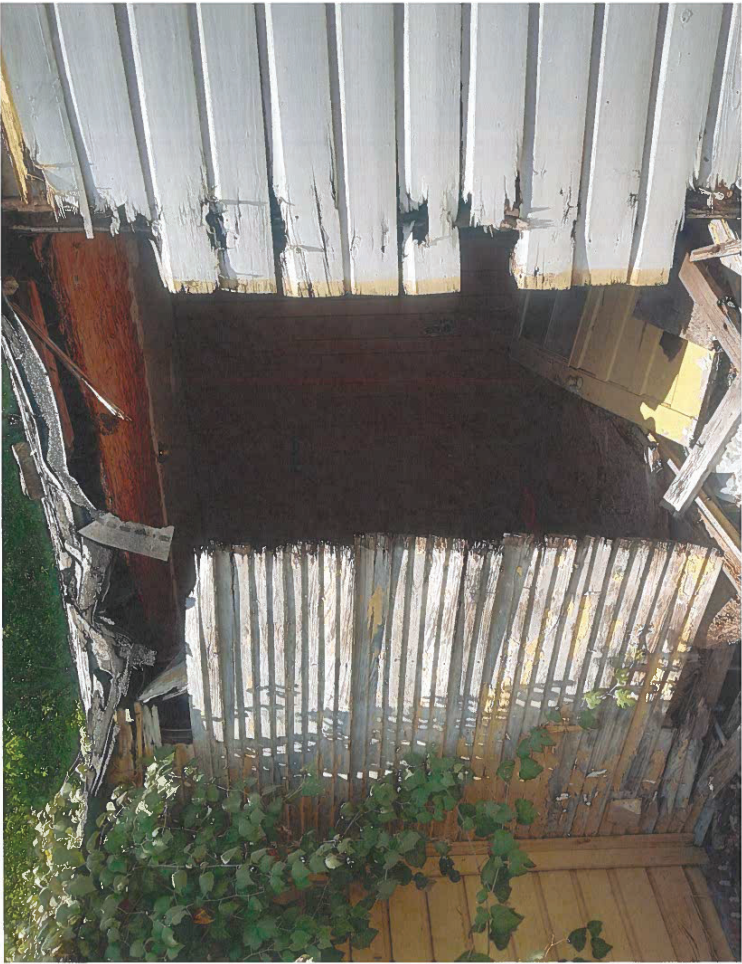
7022 3330 0000 8550 1454

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	Bass Mae Henry
Street and Apt. No., or PO Box No.	1311 N Queen
City, State, ZIP+4®	















Agenda Date: 07/25/2024  
To: Building and Standards Commission  
From: Chasity Esparza, Administrative Assistant/Historic Preservation Officer  
Agenda Item: Consider Substandard Structure located at 411 N. Texas Avenue  
Date Submitted: 07/15/2024

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**SUMMARY:**

Discussion and consideration concerning a substandard structure located at 411 N. Texas Avenue, also known as Texas Land Company, Block B7, Lots 57D and 58C, for rehabilitation or demolition. On June 20, 2024, the Building and Standards Commission unanimously voted to have this property bid out for demo. The owner, John Anderson, timely submitted an appeal stating that he has an interested buyer and is seeking a stay of demolition.

**RECOMMENDED ACTION:**

For discussion and consideration.

**CITY MANAGER APPROVAL:**

---

**Attachments**

Appeal and Notices  
Photos



To: City of Palestine in Anderson Co.

From: John Anderson

2745 Thompson Lane

Tyler, Texas 75704

Dear City of Palestine

In consideration of my property located at 411 N. Texas St. in Palestine Texas, I have an interested investor who wants to purchase the property from me and pay off the owed taxes. Their intention is to clean the lot, put on a new roof, rebuild the front porch, clear the contents, and sell it as an investment home to a remodeler.

They are willing to purchase the property immediately and ask for a stay of demolition for 6 months in order to get the property into worthy conditions.

The investor is First Class Renovations LLC. As a company they have passion for this town and preserving the homes that make Palestine unique and hopefully a destination stop for all who value preservation and original integrity of historic communities.

Thank you!

Sincerely,

John Anderson

A handwritten signature in black ink, appearing to read 'John Anderson', with a long horizontal flourish extending to the right.

Chasity Esparza  
HPO/Administrative Asst.  
City of Palestine  
Phone: (903) 731-8402

504 N. Queen St.  
Palestine, TX 75801  
hpoadmin@palestine-tx.org



July 2, 2024

**VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 9589 0701 5270 0966 9282 85**

Albert Anderson Estate  
48 Woodhaven Dr  
Huntsville, Tx 77320

Re: Property Located at 411 Texas Avenue, Palestine, Texas  
Texas Land Company Block B7 Lot 57D & 58C

Dear Property Owner:

This letter is notice informing you that at their monthly meeting held on June 27, 2024, the Building and Standards Commission unanimously made decision to have the structure located at 411 Texas Avenue in Palestine, Texas to be bid out for demolition. If you decide to do voluntary demolition of the structure, please contact the Building Department for a permit and regulations. This decision was based on the City of Palestine Code of Ordinances Article VII, Division 3, Section 22-303c.

If there are any Items that you would like removed from this structure, please do so as soon as possible.

A copy of the appeals process has been included for your review.

If you have any questions, please contact the Development Services Department at 903-731-8402.

Sincerely,

Chasity Esparza

Development Services



INSPECTION REPORT OF SUBSTANDARD BUILDING  
(Palestine City Codes Chapter 22, Article VII)

Case # 32840

Bldg. Location: 421 N Texas Ave	LOCID/BLK/LOT: Texas Land Company Blk 87 Lot 570 58C	
Owner/Lienholder: Anderson Albert N Estate	Type Build: Residential	Year Built: Unknown
Address: 3322 Tioga Street	Elec Meter #: 53548368	# of bedrooms: Unknown
City: Dallas	Appraised Value: \$56,586	
State/Zip Code: TX, 75241	Length Vacant: Unknown	
Phone:	Checked ACAD: 85960 - 6.15.2024	

DESCRIPTION	CODE SECT.	MEETS CODE		REMARKS
		YES	NO	
Plumbing: (a) Kitchen			X	Inspect and or replace all plumbing parts
(b) Bathroom			X	Inspect and or replace all plumbing parts
(c) Water Heater			X	Inspect and or replace by certified plumber
Electrical: (a) Service			X	Bring electrical supply up to minimum of _____ amps
Installation & Maintenance			X	Install heating system to bring habitable rooms to 68 degrees
Condition of Foundation			X	Repair or replace piers and beams
Condition of Exterior Walls			X	Repair or replace missing or rotted siding
Condition of Roof			X	Replace/repair roof. Replace/repair fascia/soffit
Condition of Floors			X	Replace/repair/level flooring on interior of structure
Condition of Interior Walls/Ceiling			X	Replace/repair sheetrock, studs, plates and other wood supporting parts
Condition of Exterior Doors/Windows			X	Replace/repair broken and missing windows.
Condition of Porches (Front & Back)			X	Replace/repair rotted or missing wood
Condition of Steps (Front & Back)			X	Replace/repair rotted or missing wood

STRUCTURE OPEN TO PUBLIC: \_\_\_\_\_ YES \_\_\_\_\_ X \_\_\_\_\_ NO

COMMENTS: Structure needs rehabilitation plan or demo

Date of Inspection/tag 5.15.2024 Inspector: Inspector's phone: (903) 731-8417

This inspection is intended for a general guide as to deficiencies resulting in the tagging of the structure as substandard. It is the owner's responsibility to contact the City of Palestine Development Services Department at (903) 731-8419 to get more detailed information concerning specific code violations and what repairs are necessary to bring the dwelling up to minimum standards.





Planning Tech  
City of Palestine  
Phone: (903) 731-8419

504 N. Queen St.  
Palestine, TX 75801  
plantech@palestine-tx.org

May 22, 2024

**VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 7020 1290 0000 2938 8090**

Albert Anderson C/o John Anderson Sr.  
3322 Tioga Street  
Dallas, Texas 75241

Re: Case Number: 32840; Notice of Substandard Building at 411 North Texas Ave  
Parcel 35960; Texas Land Company Block B7 Lot 57D & 58C

Dear Mr. Anderson:

The above referenced property was inspected and tagged on May 15, 2024, and has been found to be substandard and a public nuisance as defined by the Buildings and Building Regulations, found in Chapter 22, Art. VII, Division 3, Section 22-302 and 22-303 of the City of Palestine Code of Ordinances. Records at the Anderson County Appraisal District indicate that you are the owner. If you are not the present owner, please advise this office; otherwise, we assume you are responsible for the property. The attached Inspection Report of Substandard Building identifies violations and defects at your property. Be advised that until this matter is resolved, and the substandard tag removed, the building may not be occupied.

To request rehabilitation of the substandard building, you must submit a Rehabilitation Plan of Action (Plan) within fifteen (15) days of the date that you receive this Notice. Your failure to respond or furnish requested information will result in referral of this case to the Building and Standards Commission.

Please submit your Rehabilitation Plan of Action and other required documents to the Development Services Department. Construction plans should reflect efforts to bring the building into compliance with minimum standards and financial feasibility of the planned project will be based on verifiable financial information showing how you intend to pay for planned rehabilitation costs.

Your Plan will be reviewed by the Building and Standards Commission at a public hearing at the time and place assigned below. You should be present to answer any questions the Commissioners may have about your Plan.

If the Building and Standards Commission accepts your Plan with or without modification, a Rehabilitation Order will be issued requiring you to start rehabilitation and complete the project within a specific period, usually no more than 30-90 days. You will be responsible to obtain all applicable permits and to perform the required work so that the substandard property will be brought into compliance with the minimum standards and consistent with your Rehabilitation Plan of Action and the Commission's Order.

If the Building and Standards Commission rejects your Plan and orders demolition, a Demolition Order will be signed, and the City will proceed with demolition and clearance of the substandard building. If demolition is ordered, the City will notify you of the date of demolition at least ten (10) days prior to the scheduled demolition date. The City will provide a certified statement of charges to you within ten (10) days of the demolition, and you will have thirty (30) days from the date of receipt to make payment. A lien will be placed on your property until demolition costs have been paid in full.

If you are present at the hearing, a copy of the Demolition or Rehabilitation Order will be hand-delivered to you. The Order will be forwarded to you within ten (10) days of the hearing. You have thirty (30) days from your receipt of an Order to file an appeal in District Court. Otherwise, the Order will become final.

**A public bearing related to your property is set on the Building and Standards Commission agenda at 4:00 pm on June 27, 2024, at the City of Palestine, City Hall Council Chambers located at 504 North Queen Street, Palestine, Texas.**

You are responsible for meeting all deadlines and are encouraged to contact this department should you have any questions about this Notice or your responsibilities to assist in solving the problem of the substandard building on your property. Please contact me at (903) 731-8419 if you have questions. Thank you for your prompt attention to this matter.

Sincerely,

City of Palestine, Development Services

7020 1290 0000 2938 8098

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

\$ Total

\$ Sent

\$ Street

Albert Anderson C/o John Anderson  
Sr.  
3322 Tioga Street

PALESTINE POST OFFICE  
PALESTINE, TX 75755  
MAY 20 2024  
Postmark Here

Chasity Esparza  
HPO/Administrative Asst.  
City of Palestine  
Phone: (903) 731-8402

504 N. Queen St.  
Palestine, TX 75801  
hpoadmin@palestine-tx.org



June 10, 2024

## 2<sup>nd</sup> Notice

VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 9589 0710 5270 1325 1668 67

Doris Pratt  
48 Woodhaven  
Huntsville 77320

RE: 411 Texas Avenue; Palestine Texas; Case Number 32840

Dear Property Owner:

An onsite inspection was made at the above referenced address. It was determined by our department that a substandard structure exists as defined by the building code.

On May 15, 2024, a certified letter was sent. A public hearing will be conducted by the City of Palestine Building and Standards Commission to receive any relevant information regarding this structure. You are urged to attend this meeting on the date and time shown below. This is your opportunity to present evidence either by oral testimony or by presenting documents regarding your plan for this structure. Please contact our office before your hearing date.

### BUILDING AND STANDARDS COMMISSION

504 N. Queen St.  
Palestine, TX 75801

Date: June 27, 2024  
Time: 4:00 P.M.

The Building and Standards Commission has the authority to declare the building substandard, cause the structure to be vacated, cause its removal, cause its rehabilitation and file liens against the property for expenses occurred.

Respectfully,

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only		SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>		<input checked="" type="checkbox"/> Complete items 1, 2, and 3. <input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee <i>X Doris Pratt</i>	
Certified Mail Fee \$		1. Article Addressed to:		B. Received by (Printed Name) C. Date of Delivery <i>6-14-24</i>	
Extra Services & Fees (check box, add fee as appropriate)		Doris Pratt 48 Woodhaven Huntsville 77320		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
<input type="checkbox"/> Return Receipt (hardcopy) \$		9590 9402 8813 4005 7687 98		3. Service Type	
<input type="checkbox"/> Return Receipt (electronic) \$		2. Article Number (Transfer from service label)		<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery	
<input type="checkbox"/> Certified Mail Restricted Delivery \$		9589 0710 5270 1325 1668 67		<input type="checkbox"/> Signature Confirmation Restricted Delivery	
<input type="checkbox"/> Adult Signature Required \$		(over \$500)			
<input type="checkbox"/> Adult Signature Restricted Delivery \$					
Postage \$					
Doris Pratt 48 Woodhaven Huntsville 77320					







